

CARMEL REDEVELOPMENT COMMISSION Meeting, Tuesday, April 27, 2010

President Ron Carter called the meeting to order at 8:04 a.m. Commission members Bill Hammer and Jeff Worrell were present, constituting a quorum. Also present were Les Olds, Don Cleveland and Matt Worthley.

Others present:
Brandon Weddle

The Pledge of Allegiance was said.

Award Contract for Parcel 9-31 – Main Street Patio Seating Project

Bids for Parcel 9-31 - Main Street Patio Seating Project were received and reviewed by the Construction Manager, REI Construction. It was recommended that contract for work be awarded to Gibraltar Construction in the amount of \$129,262.39.

Mr. Olds referenced a map that reflected the three outdoor dining areas included in the contract in front of Mudbugs Cajun Café, La Mie Emile and Old Town Tavern. Project plans have been communicated with the business owners. The estimated time for completion is 60 days with a major component of the project being traffic control on Main Street. Mr. Olds stated traffic safety was the primary concern in the design plans and the City Engineer has reviewed and approved the plans.

Discussion ensued regarding the process and timeline for construction. Mr. Carter stated he would like the project to be completed in time for the July 4th and 5th CarmelFest activities.

Mr. Carter questioned if the outside seating patio seating from Old Town Tavern would impede the space in front of the old Chaos storefront located at 37 W. Main Street. Mr. Olds stated it would overlap the space in front of Chaos by approximately 10 feet. Discussion ensued with the conclusion to make a modification of agreement with Old Town Tavern to allow sharing of the space should a restaurant occupy the old Chaos space.

Discussion ensued with regards to maintenance, operation and furnishing of the patio seating areas. Mr. Worrell requested businesses and building owners be made aware of details and the understanding that the City maintains overall control of spaces. Mr. Carter suggested plans should be submitted by the businesses for layout, design and outdoor furnishing and that they be approved by the CRC Plan Review and Interior Design Committee.

It was also requested an operating agreement be put in place to outline the expectations for maintenance of the areas, including cleaning. Mr. Carter stated he does not believe the City Street Department should maintain the spaces and that it should be the responsibility of the business owner. Mr. Worrell questioned the availability of water to the businesses owners and requested research into adding an outdoor water spigot. Mr. Olds stated the current construction package does not include new water or electrical services.

Mr. Worrell expressed concern with regards to the trees currently in the proposed patio seating areas and the possibility of birds over the dining areas. Mr. Olds stated the tree will be moved farther to the east and should not be located directly over the seating areas.

Mr. Worrell questioned if the bid accepted was the lowest bid or the only bid, as there was another bid submitted that did not meet the criteria. Mr. Weddle stated that the Gibraltar Bid that was accepted was roughly \$4,000 higher than the bid that was non-compliant.

Mr. Worrell requested confirmation on the timeline of completion. Mr. Weddle stated he is confident the July 2 deadline can be met.

Mr. Hammer moved approval of awarding of Main Street Patio Seating to Gibraltar Construction in the amount of \$129,262.39 for the Main Street Patio Seating project subject to available funding and also subject to operating agreements being obtained for the spaces from the appropriate building owners and/or operators and that this would include in the agreement involved with Old Town Tavern that there be a note in that agreement involved with whether or not the Chaos space becomes a restaurant that they acknowledge the space would be split and both entities would utilize that space and also that every attempt is made to have water available for the outside for cleaning and maintenance of these areas. Seconded by Mr. Worrell. Mr. Hammer requested updates on this project at the May and June CRC meetings. Discussion ensued with regards to the trees involved in this project and along Main Street. Passed unanimously.

Old Business

No old business at this time.

New Business

No new business at this time.

Adjournment

Mr. Worrell moved the meeting be adjourned and seconded by Mr. Hammer. The meeting was adjourned at 8:44 a.m.